

# CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

## AGENDA – DECEMBER 17, 2014

There will be a meeting of the Planning Advisory Committee on December 17, 2014 at 2:00 p.m. The meeting will be held in the One Stop Shop Conference Room A, City Hall Room 7W03.

- 1) **Consideration:** Minutes from the October 22, 2014 and November 19, 2014 PAC meetings.
- 2) **Consideration:** **ZONING DOCKET 002/15** – Request by PETER D. COLEMAN, INTERNATIONAL PROPERTIES, INC., AND DOWNTOWN STAR, LLC for a Conditional Use to permit a parking garage providing nonaccessory off-street parking spaces in a CBD-1 Central Business District, on Square 262, Lots 23 through 25, 26, 27, 1 through 3 or 28 through 30, and 31, or X & Y, 1, 2, 3, 2, 1, 23 to 25, in the First Municipal District, bounded by O’Keefe Avenue and Perdido, Poydras, and Penn Streets. The municipal addresses are 412 O’KEEFE AVENUE AND 908-940 PERDIDO STREET. (PD 1A)
- 3) **Consideration:** **ZONING DOCKET 004/15** – Request by CITY COUNCIL MOTION NO. M-14-477 for a Conditional Use to permit a bed and breakfast historic home in an RD-3 Two-Family Residential District and the rescission of Ordinance No. 19,536 MCS (Zoning Docket 104/99, which granted a conditional use to permit a community center), on Square 322, Lot 13 or 99 and 100, in the Second Municipal District, bounded by Saint Philip, North Dorgenois, Dumaine, and North Rocheblave Streets. The municipal address is 2552 SAINT PHILIP STREET. (PD 4)
- 4) **Consideration:** **ZONING DOCKET 005/15** – Request by 800 BARTHOLOMEW STREET DEVELOPMENT, LLC for a Conditional Use to permit thirteen single-family residences in an LI Light Industrial District, on Square 242, Lots A, C, D, D-2, 8, 9, and 10 (proposed Lots N, O, P, Q, R, S, T, U, V, W, X, Y, and Z), in the Third Municipal District, bounded by Burgundy, Bartholomew, Alvar, and Dauphine Streets. The municipal addresses are 832-840 BARTHOLOMEW STREET AND 831-835 ALVAR STREET. (PD 7)
- 5) **Consideration:** **ZONING DOCKET 007/15** – Request by CITY COUNCIL MOTION NO. M-14-516 for the rescission of Ordinance No. 25,972 MCS (Zoning Docket 045/14, which granted a conditional use to permit a neighborhood center in an RD-2 Two-Family Residential District) for the purposes of combining the originally-approved neighborhood center into a larger mixed-use development request, and to consider a request for an RPC Residential Planned Community District overlay to re-authorize the originally approved

neighborhood center and to allow the additional development of the site with a residential care center in an RD-2 Two-Family Residential District, on Square 791, Lots A and B (also known as Pt. Square or Lots 1 & 12), in the Sixth Municipal District, bounded by South Broad, General Taylor, South Dorgenois, and General Pershing Streets. The municipal addresses are 3900 GENERAL TAYLOR STREET AND 4222 SOUTH BROAD STREET. (PD 3)

- 6) **Consideration: ZONING DOCKET 008/15** – Request by BENA CAPITOL LLC for a Conditional Use to permit a cocktail lounge in an HMC-2 Historic Marigny/Tremé Commercial District and an AC Arts & Cultural Overlay District, on Square 5, Lot 22, in the Third Municipal District, bounded by Esplanade Avenue, Chartres, Frenchmen and Decatur Streets. The municipal addresses are 514-516 FRENCHMEN STREET. (PD 7)
- 7) **Consideration: ZONING DOCKET 009/15** – Request by RIAD MCDERMOTT, LLC for a Conditional Use to permit a four-family dwelling in an HMR-3 Historic Marigny/Tremé Residential District, on Square 386, Lot 4 or 6, in the Third Municipal District, bounded by Saint Anthony Street, Marais Street, Pauger Street, Henriette Delille Street, and Saint Claude Avenue. The municipal addresses are 1227-1229 SAINT ANTHONY STREET. (PD 4)
- 8) **Consideration: ZONING DOCKET 011/15** – Request by SHIRLEY G. STEWART for a Conditional Use to permit a parking lot in an LB-1 Lake Area Neighborhood Business District, on Square 276, Lot G, in the Second Municipal District, bounded by Harrison Avenue, Milne Boulevard, Catina Street, and French Street. The municipal address is 228 HARRISON AVENUE. (PD 5)
- 9) **Consideration: Street Name Change 01/15:** Consideration of the re-naming of a section of Carondelet Street, from Felicity Street to Martin Luther King Boulevard, to be changed to Robert C. Blakes, Sr. Drive. (PD 2)
- 10) **Consideration: Street Name Change 02/15:** Consideration of the re-naming of a section of LaSalle Street, between Earhart Boulevard and Simon Bolivar Avenue, to be changed to Rev. John Raphael Jr. Way. (PD 2)
- 11) **Consideration:** A request by French Quarter Apartments Limited Partnership, L.L.P., for a grant of predial servitude for the proposed encroachments of awnings on/over the Iberville and Burgundy Street public rights-of-way, adjacent to Lot 15, Square 193, 2<sup>nd</sup> M.D., bounded by Burgundy Street, Bienville Street, Dauphine Street, and Iberville Street. The municipal address of the property is 939 Iberville Street.
- 12) **Consideration:** A request by ARC Properties of Louisiana, L.L.C., for a grant of predial servitude for the substantial renovation of existing encroachments of roof overhang and steps on/over the N. Rampart and St. Anthony Street public rights-of-way, adjacent to Lot A, Square 267, 3<sup>rd</sup> M.D., bounded by St. Anthony Street, Burgundy Street, Kerlerec Street, and N. Rampart Street. The municipal address of the property is 1760 N. Rampart Street.

- 13) Consideration:** A request by Lara and Edward Ferreira, Jr., for a grant of predial servitude for the proposed encroachment of steps on/over the Louisa Street public right-of-way, adjacent to Lot X, Square 172, 3<sup>rd</sup> M.D., bounded by Dauphine Street, Piety Street, Royal Street, and Louisa Street. The municipal address of the property is 701-703 Louisa Street.
- 14) Consideration:** A request by MKL-Elmwood, L.L.C., for a grant of predial servitude for the proposed encroachment of a wraparound balcony on/over the Maurepas and Sauvage Street public rights-of-way, adjacent to Lot E, Square 1560, 3<sup>rd</sup> M.D., bounded by Maurepas Street, N. White Street, Ponce de Leon Street and Sauvage Street. The municipal address of the property is 1622 Sauvage Street.
- 15) Consideration:** A request by GCE 234 Loyola, L.L.C., for a grant of predial servitude, for the replacement of the existing encroachment awning on/over the Loyola Avenue public right-of-way, adjacent to Lots 12-15, Square 299, 1st M.D., bounded by Tulane Avenue, S. Rampart Street, Gravier Street, and Loyola Avenue. The municipal address of the property is 234 Loyola Avenue.
- 16) Consideration:** A request by TLC Properties, Inc., for a lease of land of a portion of the Lafayette Street public right-of-way, adjacent to Square 461, 1<sup>st</sup> M.D., bounded by S. Claiborne Avenue, Lafayette Street and Bolivar Street. The municipal addresses of the property are 1917 Lafayette Street and 629 S. Claiborne Avenue.
- 17) Consideration:** A request by Iberville III, L.L.C., for a grant of predial servitude for the proposed encroachments of foundation and balconies on/over the Basin Street public right-of-way, adjacent Square 130, 2<sup>nd</sup> M.D., bounded by Bienville Street, Treme Street, Conti Street, and Basin Street. The municipal address of the property is not yet assigned.

The next Planning Advisory Committee meeting will be held on Wednesday, January 7, 2015 at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

Respectfully yours,

Robert D. Rivers, Director  
December 11, 2014

The PAC was formed to meet and advise the Executive Director of the CPC on technical issues needed in the preparation of reports required as part of CPC official duties. The purpose of the PAC is to eliminate duplicated efforts, and to assist the public in determining the necessary department/agencies to meet with to resolve any technical problems that may need to be discussed or resolved prior to consideration by the CPC. A vote of "no objection" by the PAC does not give any blanket approval for a particular project or a zoning issue or a re-subdivision request, or a sale or lease of city-owned property, but only a statement on the technical issues considered by PAC.